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## **Tutbury, Staffordshire Landscape and Visual Appraisal**



### **Report to:**

**Peveril Homes Ltd  
Beech Lawn  
Green Lane  
Belper  
DE56 1BY**

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# ECUS Ltd

Report to: Peveril Homes Ltd  
Beech Lawn  
Green Lane  
Belper  
DE56 1BY

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## Summary

ECUS Ltd have been commissioned by Peveril Homes Ltd to produce a landscape and visual appraisal for a mixed-use, housing-led development scheme in Tutbury, Staffordshire. This will determine the potential local landscape and visual impacts of the development and outline mitigation measures to minimise any negative effects.

This existing site comprises arable and pastoral farmland on the residential fringe south of Tutbury Village. Residential properties border the site to the north and west and countryside to the east and south. The A511 Burton Road by-pass is located adjacent the east boundary.

The proposals incorporate a high proportion of open space that will provide multiple functions for both the site users and surrounding community. Furthermore the integration of open space will soften transition to countryside and enhance the recreational and amenity value of the site. Adverse impacts resulting from changing land-cover and land-use would be balanced with beneficial impacts resulting from access improvements, recreational use and increased vegetation cover. The proposals will not impact on any landscape designations.

Adverse visual impacts are considered to be limited to the localised area. However, this will be mitigated by the high quality landscape setting, additional planting and sensitive siting of new buildings.

# 1. Introduction

- 1.1.1 ECUS Ltd have been commissioned by Peveril Homes to undertake a landscape and visual appraisal for a proposed residential development site on Burton Road, Tutbury in East Staffordshire. The site is located within fields between the A511 Burton Road and Green Lane, on the southern edge of Tutbury. Tutbury is a historic village in the Dove Valley on the Staffordshire/ Derbyshire border, located approximately 4 miles north east of Burton-Upon-Trent and 14 miles south west of Derby.
- 1.1.2 This appraisal has been carried out to determine the local impacts of the development. The overall purpose of the assessment is not a formal Landscape and Visual Impact Assessment to inform an environmental statement, but to provide a brief assessment of the existing site landscape and views; and to assess the potential effects on landscape character, landscape features, visual receptors and visual amenity of the proposed development.
- 1.1.3 This report appraises the existing landscape, identifies the locations from which the proposed development is likely to be visible, considers the sensitivity of landscape and visual receptors and the magnitude and significance of landscape and visual impacts; and identifies measures to mitigate these effects.
- 1.1.4 This reports should be read in conjunction with the following documents:
- Tutbury Habitat Enhancement and Management Plan (ECUS Ltd, ref. 2683)
  - Tutbury Ecological Assessment Report (ECUS Ltd, ref. 2010a)
  - Tutbury Tree Survey (ECUS Ltd, ref. 2465)
  - Design and Access Statement, Proposed Residential Development Burton Road, Tutbury – Henry Mein Partnership Architects
  - Planning Support Statement by Signet (reference PS/EM1306).

## 2. Methodology and Assessment Criteria

### 2.1 Overview

- 2.1.1 The landscape and visual assessment has been based on the Landscape Institute and Institute of Environmental Management publication, *Guidelines for Landscape and Visual Impact Assessment* (2002).
- 2.1.2 The landscape and visual assessment process can be divided into three broad areas comprising baseline assessment, assessment of effects, and mitigation. The assessment of landscape impacts and visual impacts has been carried out separately although the results of one inform the other. **Landscape impacts** are the changes to individual landscape elements and characteristics and the resulting effect on the landscape character. This includes impacts on recreational use of the site and adjacent green space. **Visual impacts** are changes in the character of the available views resulting from the development and changes in the visual amenity of the visual receptors. The work carried out at each stage was as follows.

### 2.2 Baseline Assessment

- 2.2.1 This stage involved the recording and analysing of information about the site and its context in terms of landscape character, visibility of the site, existing views, sensitivity of landscape and visual receptors and potential for enhancement.
- 2.2.2 The **landscape baseline study** included assessing the character of the landscape from map data and site surveying. A tree survey was carried out by ECUS in November 2009 and forms part of the baseline study to inform the assessment of landscape impacts. Landscape designations in the vicinity of the site were identified.
- 2.2.3 The **visual baseline** identified an approximate extent of visibility of the site and potential key viewpoints by viewing existing map data. The visibility of the site and key viewpoints were confirmed on site and a photographic record was completed showing existing views from the key viewpoints.

### 2.3 Assessment of Effects

- 2.3.1 This stage involved an assessment of the predicted significance of change experienced by the identified landscape and visual receptors as a result of the proposed development. The *significance* of landscape and visual impacts depends on the *sensitivity* of the location or viewer and the scale or *magnitude* of the changes that are predicted to occur. These key terms are defined more fully in appendix A.

#### *The assessment of landscape impacts*

- 2.3.2 Potential impacts on the overall landscape character of the site and its setting along with the individual landscape elements were identified in the desk study and their significance was then evaluated in the field according to the criteria in table 1.

Table 1 **Criteria for Evaluation of Landscape Impacts**

<b>Level of Significance</b>	<b>Description of Criteria</b>
High Adverse	Total loss of, or major alterations to, key landscape elements or characteristics and/ or introduction of elements totally uncharacteristic when set within the attributes of the receiving landscape. Likely to occur where there is a major change or a noticeable change affecting the site and its setting and where the landscape character is highly distinctive and highly sensitive.
Medium Adverse	Partial loss of, or alteration to, one or more key landscape elements or characteristics and/or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Likely to occur where the change is moderate and relatively localised and where the landscape character is fairly distinctive and moderately sensitive.
Low Adverse	Minor loss of, or alteration to, one or more key landscape elements or characteristics and/or introduction of elements that may not be uncharacteristic when set within the attributes of the receiving landscape. This is likely to occur when there are relatively small changes in a landscape of fairly distinctive character with moderate to low sensitivity.
Negligible	Very minor loss or alteration to one or more key landscape elements or characteristics and/or introduction of elements that are not uncharacteristic with the surrounding landscape. Likely to occur in a landscape with indistinct character and where there are relatively small changes that can be readily absorbed within the existing landscape.
Low Positive	Development has some potential to improve the landscape character by restoring valued characteristic features. Likely to occur where the landscape character is indistinct and positive changes are moderate or localised.
Medium Positive	Development has the potential to fit very well with the landscape character and remove damage caused by existing land uses. Likely to occur where the landscape character is indistinct and positive changes are major and localised or noticeable changes over a wider area.

2.3.3 The assessment of **visual impacts** included visiting the key viewpoints identified in the baseline study. A panoramic photograph of the existing view towards the site was recorded.

2.3.4 The sensitivity of visual receptors is largely dependent on their activity, as indicated in table 2, but may also be influenced by the context of the viewpoint. The nature and magnitude of the likely change in view as a result of the proposed development was judged on site according to the criteria in table 3. The significance of the landscape and visual impacts was judged according to the criteria in table 4. It should be noted that the criteria were used for guidance only and that a certain amount of professional judgement was used to determine the magnitude and significance of impacts.



Table 2 **Evaluating Sensitivity of Visual Receptors**

<b>Sensitivity of Receptor</b>	<b>Type of Receptor</b>
High	Residential properties, public open space and public right of way users
Medium	Pedestrians and cyclists on roads/ pavements
Low	Offices and other workplaces, motorists on the roads

Table 3 **Evaluating Magnitude of Change to Views**

<b>Magnitude of Change</b>	<b>Description of Criteria</b>
Substantial	Likely to be many viewers affected. A major change in view. Likely to be within 50 metres of the development. May be open views with few foreground landscape elements.
Moderate	Likely to be some viewers affected. A moderate change in view. Likely to be within about 100 metres of the development. May be some foreground landscape elements to break up the view.
Slight	Likely to be few viewers affected. Minor changes in view. Likely to be more than 100 metres from the development. May be many foreground landscape elements breaking up the view.
Negligible	Likely to be few viewers affected. Small part of development would be visible and indistinct with very little effect on views.
None	Development not visible. View same as current.

Table 4 **Evaluating Significance of Change in Views**

<b>Significance of Change</b>	<b>Description of Criteria</b>
High	Would cause a significant change in the existing view. Likely to have a medium to high sensitivity and substantial magnitude.
Medium	Would cause a noticeable change in the existing view. Likely to have a medium to high sensitivity and slight to moderate magnitude.
Low	Would cause a barely perceptible change in existing view. Likely to have a low to medium sensitivity and slight to moderate magnitude.
None	Development not visible. View same as current.

## 2.4 Mitigation

- 2.4.1 When considering the likely effects of the development, **mitigation** measures were identified to reduce, remedy or compensate for the potential landscape and visual impacts identified. The mitigation measures for the development are described in section 6 of this report.

## 2.5 Limitations

- 2.5.1 The field survey work was carried out by visiting only land that is publicly accessible. Lighting impacts were not included as part of this landscape and visual assessment, however some suggestions to minimise adverse impacts are provided in Section 6.

### 3. Baseline Conditions

#### 3.1 Landscape Appraisal

##### National Landscape Character Context

- 3.1.1 The national landscape character assessment known as The Character of England Map (produced by the Countryside Commission and English Nature) subdivides the country into areas of similar character known as Joint Character Areas (JCAs).
- 3.1.2 The site is located within the **Needwood and South Derbyshire Claylands** Joint Character Area 68, which has the following key characteristics:
- Rolling, glacial till plateau rising to prominent wooded heights above a central valley;
  - Wide, shallow central valley;
  - Gently rolling landscape in the north, dissected by numerous small valleys;
  - Frequent plantations and ancient woodland in former forest of Needwood;
  - Varied hedgerow patterns: strictly rectilinear in Needwood Forest, irregular in the west, sub-rectangular elsewhere;
  - Predominantly pasture with good hedges but some areas of more open arable pasture with low hedges;
  - Red brick and half-timber villages with sandstone churches;
  - Historic parks and country houses.
- 3.1.3 The **Trent Valley Washlands** Joint Character Area 69 lies approximately 2 miles to the east of Tutbury, which has the following characteristics:
- Flat broad valleys, contained by gentle side slopes, with wide rivers slowly flowing between alluvial terraces.
  - Constant presence of urban development, mostly on valley sides, in places sprawling across the valley and transport corridors following the valley route.
  - Contrasts of secluded pastoral areas, with good hedgerow structure, and open arable with low hedges.
  - Strong influence of riparian vegetation, where rivers are defined by lines of willow pollards and poplars.
  - Open character punctuated by massive cooling towers of power stations and strongly influenced by pylons, sand and gravel extraction, and roads.

##### Local Landscape Character Context

- 3.1.4 At a greater level of detail, the landscape of the study area was most recently characterised in the Staffordshire Landscape Character Assessment (2001). The study area encompasses Regional Character Area 68 **Needwood Claylands**, which is, in turn sub-divided into five Landscape Character Types (LCTs).
- 3.1.5 The site is situated within **Settled Plateau Farmland slopes: sub type farmland**. The policy objective for this landscape type has been identified as landscape enhancement.
- 3.1.6 This character type occupies the occupying the slopes running down from the

plateau top with a consequent increase in visibility. Key characteristics include:

- undulating, sloping landform.
- a landscape of irregular, hedged fields and numerous hedgerow trees on a sloping landform, often dissected by small steep sided wooded stream valleys draining the plateau tops
- Hedgerow oak and ash trees; broadleaved and conifer woodlands;
- irregular hedged field pattern;
- narrow lanes and hedge-banks;
- old villages and hamlets;
- small streams field ponds;
- manors and parkland.

*Tutbury Village Design Statement (VDS) 2007 and Local Landscape Character*

3.1.7 This document provides a village wide description of the landscape character, historical development and the setting of Tutbury Village. It has been approved by East Staffordshire Borough Council for use in determining planning applications. Key aspects described in the document relevant to this appraisal include:

- Settlement pattern
- Local Landmarks
- Historic development pattern
- Conservation Area
- Views
- Approaches
- Trees
- Access

3.1.8 Tutbury occupies land that rises from the River Dove valley to approximately 90m AOD on the southern and western fringe of the village. Tutbury developed as historically important place of fortification, with Iron Age defensive ditches (known as the Park Pale earthworks) encircling the main defensive hill, upon which now stands the ruins of a Norman castle originating from the 9<sup>th</sup> century. Tutbury was an important centre of a thriving alabaster carving industry in the 14<sup>th</sup> and 15<sup>th</sup> centuries. The development of the village centres below the castle at the conservation area (refer to Figure 1, image nos. 1 and 2) at the convergence of the main routes that connected the village to the River Dove, local villages and towns.

*Local Landmarks and Local Attractions*

3.1.9 Tutbury Castle, St. Mary's Priory Church and the Dog and Partridge Inn on the high street are considered to be important local landmarks and visitor attractions. The castle ruin occupies an elevated position at the top of a steep embankment overlooking the village to the south and forms a prominent feature on the skyline viewed from surrounding areas. The castle, illustrated by Figure 1, images 5 and 6, affords views towards the site it has been considered within the scope of the landscape assessment.

### Recent Landscape Change

- 3.1.10 “The presence of a large water supply reservoir changes the local scale and character of its area. Deterioration of landscape quality is greatest at the immediate urban fringe, with less impact being evident at greater distances from the built environment. There is evidence, however, of commuter pressure and the urbanising influence of inter-war ribbon development and discrete areas of industrialisation and mining. The landscape character is being weakened, but there are still sufficient hedgerow oaks, hedgerows and woodland to give the majority of these intensively farmed areas a strong rural character despite the development pressures” – Staffordshire Landscape Character Assessment.
- 3.1.11 During the 20<sup>th</sup> century, inter-war ribbon development and post-war housing developments have had a suburbanising affect on the southern fringe of the village (refer to Figure 1, image 4 for an example of typical residential character). The Tutbury By-pass, constructed in the late 1980's/ early 1990's now forms a link road on a north-south axis on the east side of the village next to the development site. The By-pass has well vegetated wooded embankments. The Nestle factory and electricity pylons create a more industrialised character in the River Dove valley east of Tutbury.

### Landscape Character of the Site and its Immediate Setting

- 3.1.12 The site is located within fields between the A511 Burton Road and Green Lane, on the urban-rural fringe south of Tutbury village. A site survey was carried out to assess the local landscape character.
- 3.1.13 The elements that make up the landscape character of the site and its setting are described below and are illustrated in the photographs on Figure 1 in Appendix B.

### Landform and Drainage

- 3.1.14 The site is located on undulating sloping land that rises from Burton Road in the west (79.5m AOD approximately) to a high plateau at approximately 89m AOD on the eastern part of the site.
- 3.1.15 In the surrounding area, the fringe of Tutbury Village to the north and west lies at a similar level to the development site. Farmland east of the site falls away towards Rolleston on Dove. South of the site, land gently undulates, generally falling towards the River Dove tributary near Rolleston Park. South of the site, the Burton Road falls away, then rises near Moorfield Hill and dips towards Alder Moor.
- 3.1.16 The development site has a pond on the northern boundary outside of the red line area. There is a less significant seasonal pond located on the southern boundary. The site is not located within a flood zone.

### Land Use and Land Cover

- 3.1.17 The site covers 15.2ha and comprises arable fields and species-poor, semi-improved pasture, bordered by hedgerows and scattered trees. There are two ponds outside but adjacent to the site boundary.
- 3.1.18 The site is bordered by fields to the south, the Burton Road and open farmland beyond to the east, Green Lane and residential properties to the west and north-west and a scrub area with residential areas beyond to the north. Green Lane Farm Boarding Kennels are located on the south-west site boundary and New Farm is located 0.1km north-east of the site beyond the Burton Road roundabout.
- 3.1.19 The Richard Wakefield Church of England Primary School lie beyond playing fields, north of Ironwalls Lane.

### Vegetation Pattern

- 3.1.20 The existing pattern of trees and hedgerows is illustrated by Figure 3. Site vegetation comprises trees and hedgerows associated with the site and field boundaries, roadside planting adjacent Buxton Road and scrub areas associated with the ponds.
- 3.1.21 There are three individual trees of moderate quality that form prominent features on the skyline (two Ash and one Sycamore). Other intermittent hedgerow trees are of low quality and value and include cherry, holly, poplar, horse chestnut, hawthorns and horse chestnut species.
- 3.1.22 Hedgerows tend to be clipped and well managed in contrast to informal roadside planting to Buxton Road and scrub adjacent the pond on the north boundary.
- 3.1.23 There are no Tree Preservation Orders covering the site.
- 3.1.24 The surrounding farmland is characterised by hedged fields boundaries, intermittent hedgerow trees and small to medium broadleaved woodland blocks. Groups of significant pine trees, perhaps remnant shelter belt planting associated with former farmhouses are characteristic feature on the skyline around the Village, most notably in the vicinity of the group on properties known as The Sycamores. These trees are discernible on the skyline when viewed from the Castle and contribute to the well vegetated setting of the properties located near the Burton Road roundabout.
- 3.1.25 North and west of the site there are intermittent garden trees to the rear of properties on Green Lane. A group of established trees form a group at the southern end of Portway Drive adjacent the bungalows.
- 3.1.26 Further reference can be made to the ECUS Tree Survey and Ecological Survey reports for further detailed information on the existing vegetation on site.

### Transport, Public Rights of Way and Access

- 3.1.27 Burton Road (A511) by-pass runs along the eastern boundary of the site and is aligned on a north-south axis. The by-pass roundabout on the east boundary is where roads converge that connects to Burton Street, leading to Tutbury Centre 0.4km north of the site. The A511 continues north connecting to Hatton (1.3km) and the A50 trunk Road. Rolleston Lane connects to Rolleston on Dove village (1.5km east of the site). The A511 links to Burton-Upon-Trent approximately 5km southeast of the site.
- 3.1.28 The site is bounded by Green Lane on the west boundary, a winding narrow lane that leads to Belmot Road and the Needwood Forest area beyond south and south west of the site.
- 3.1.29 Ironwalls Lane borders properties north of the site.
- 3.1.30 The nearest public footpath is the Green lane track next to Green Farm on the south west corner of the site. This connects Tutbury with farmland to the south, lining to Rolleston Park approximately 0.9km south of the site.
- 3.1.31 There are five points of access onto the site and vehicular access to the substation from Burton Road (refer to Figure 3).

### Built Features

- 3.1.32 There are no existing buildings or lighting on the site. A sub-station is located just outside the north boundary with access from Burton Road. Telephone wires and masts are located along Green Lane.

- 3.1.33 The surrounding building style on Ironwalls Lane and Green Lane consist of suburban style post war semi-detached and detached houses, and some bungalow properties of red brick and render, with red and grey tiled roofs. The small cul-de-sac off Portway Drive includes bungalow and semi-detached properties.
- 3.1.34 Properties dating from Edwardian and Georgian periods in Tutbury centre consist of red brick and rendered walls and both red tiled and grey slate roofs and some three storied properties. Some recent development is characterised by Georgian style detailing and proportions. Buildings located on rising land and high points in the Village accentuate the varied landform that is characteristic of the Village.
- 3.1.35 Chapel House Farm is an impressive red brick Georgian property located approximately 0.59km southwest of the site off Belmont Road.

#### Landscape Character

- 3.1.36 The overall **landscape character** of the site and surroundings is predominantly settled sloping farmland, influenced by the urban-rural fringe of Tutbury. The defining characteristics of this landscape type are large open fields, well-defined hedgerows and prominent hedgerows trees of stature that punctuate the skyline. There are few detracting features on the skyline, with exception of telephone wires near Green Lane. The opens fields are interconnected with hedgerows and occasional small to medium scale woodland blocks.
- 3.1.37 This landscape character is most intact at the southern extent of the site in the context of Green Lane where the hedgerows are intact and well-managed and the suburbanising affect of Tutbury fringe is less apparent. Overall the site positively contributes to the surrounding open farmland character, with scope for some enhancement such as improving the gappy less well managed hedgerows within site.
- 3.1.38 Deterioration of the landscape quality is apparent at the immediate urban fringe where modern, suburban properties influence the landscape character in contrast to the traditional character of the wider area. The transition between residential plot boundaries and farmland is harsh in places with little vegetation to soften fence lines.
- 3.1.39 The Buxton Road by-pass has had a slight suburbanising effect, although remains unlit and lies within cutting minimising its impact on surrounding areas.
- 3.1.40 The current farmland land-use of the site has no formal public access and therefore does not provide a recreational link that would strengthen the relationship between Tutbury Village and surrounding countryside.

#### Landscape Designations

- 3.1.41 Figure 2 in Appendix B shows the extent of the landscape designations in the immediate vicinity of the site. Table 1 below provides details of listed buildings and landscape designations within 1km of the site.
- 3.1.42 Tutbury Centre is designated as a Conservation Area. There are 34 listed buildings within Tutbury, many of which are located in this central area. The Castle and Castle Hill affords distant views towards the site and has therefore been considered in this appraisal.
- 3.1.43 The nearest listed feature in proximity of the site is the milestone on Buxton Road. The nearest listed building is Chapel House Farm located 0.59km southwest of the site. A section of the Park Pale earthwork scheduled monument is located 0.1km north of the site within the Richard Wakefield School playing fields.
- 3.1.44 The site is not directly affected by any landscape designations. An assessment of

potential indirect affects is discussed in Section 5.

**Table 5 List of Landscape Designations within 1km of the Site**

<b>National Designation</b>	<b>Site</b>
Scheduled Monument	Site 238A Park Pale- Chatsworth Drive Site 238B Park Pale – Park Pale Playing Field
Grade I Listed Building	Site 2028/4/2 The Castle and Castle Hill, Tutbury Site 2028/4/1 Church of St Mary, Tutbury
Grade II* Listed Building	Site 2028/4/2013 Dog and Partridge Hotel, Tutbury
Grade II Listing Building	Site 2028/4/30 1 and 2 Tutbury Site 2028/4/13 10a Tutbury Site 2028/4/15 22 and 24 Tutbury Site 2028/4/10 6 and 6a Tutbury Site 2028/4/27 8-10 Tutbury Site 2028/4/9 Croft House 8-10 Tutbury Site 2028/4/35 K6 Telephone Kiosk, Tutbury Site 171/0/10025 Milepost, Tutbury Site 171/0/10029 Milepost at SK2161028370 Tutbury Site 20284/16 North West Block of Tutbury Institute Fronting Street, Tutbury Site 2028/4/11 Number 7 with housing adjoining 7, Tutbury Site 2028/4/22 Riverdale, Tutbury Site 2028/4/29 The Charity offices, Tutbury Site 2028/4/26 The Hawthorns, Tutbury Site 4/27 Tutbury Bridge, Tutbury Site 5369Sk22NW5/7 Tutbury Mill and House, Tutbury Site 5369Sk2028/4/17 Wesleyan Methodist Chapel, Tutbury Site 2028/4/8 1, Tutbury Site 2028/4/31 3, Tutbury Site 2028/4/32 4, Tutbury Site 2028/4/33 5, Tutbury Site 2028/4/12 10, Tutbury Site 2028/4/14 11, Tutbury Site 2028/4/34 19, Tutbury Site 2028/4/24 28, Tutbury Site 2028/4/18 33, Tutbury Site 2028/4/19 34, Tutbury Site 2028/4/21 35, Tutbury
Conservation Area	Tutbury

Landscape Policy and Guidance

- 3.1.45 The development site is located within East Staffordshire Borough Council in Staffordshire County Council.
- 3.1.46 The East Staffordshire Borough Council Local Development Plan June 2010 was reviewed as part of the baseline assessment. Policy considered to be particularly relevant to the landscape and visual impact assessment is summarised below:

Table 6 **Local Plan Saved Policies**

<b>Policy</b>	
NE1	Development Outside of Development Boundaries
NE27	Light pollution
BE1	Design
H6	Housing Design and Dwelling Extensions and Housing densities
Policy T6	Parking Areas: Design
Policy T7	Parking: Standards
Policy L2	Landscaping and Greenspace Assessment

- 3.1.47 The East Staffordshire Local Plan recognises the need to concentrate development in the area of Tutbury. Policy H2 specifically related to the development site and indicates a presumption in favour of development subject to satisfying the criteria outlined.
- 3.1.48 Adopted supplementary planning guidance outlines requirements for good urban design and design quality in residential and commercial development. The Design and Access statement demonstrates how the site planning and building design has responded to these requirements.
- 3.1.49 The Staffordshire Landscape Character Assessment has been adopted as Supplementary Planning Guidance 'Planning for Landscape Change: Supplementary Planning Guidance to the Staffordshire and Stoke on Trent Structure Plan 1996-2011. The policy objective for local landscape type **Settled Plateau Farmland slopes: sub type farmland** has been identified as landscape enhancement.
- 3.1.50 Key priorities for the enhancement of this landscape character type relevant to the development proposal are:
- To plant species rich hedgerows
  - Maintain, improve and restore arable field margins
  - To increase the number of ponds
  - To Maintain and create reed beds
- 3.1.51 Specific guidance for tree and woodland planting on sloping and more open ground is that medium to large scale planting may be appropriate, provided that views are maintained and an interlock between planted and unplanted areas is retained. New planting should reflect the predominantly broadleaved character of the landscape. Planting should emphasise the varied landform.
- 3.1.52 The importance of reinforcing or strengthening the hedgerow pattern is emphasised in this Supplementary Planning Guidance.



- 3.1.53 The Open Space SPD supports saved policies from the local plan, in this case saved Policies L1, L2 and L5 relating to open space provision in new residential developments. It states that ‘many open spaces are interlinked...which lead in turn to open countryside. They provide a range of formal and informal opportunities to exercise provide contact with nature and for social activities.’ It is recognised as a fundamental principle the ‘multi-functionality of open space resources, to enable them to maximise public benefit, and the connectivity of these resources into functional networks to ensure that the overall value of the network is greater than the sum of its component parts’.

## **3.2 Visual Appraisal**

- 3.2.1 The approximate extent of the potential visibility of the site and the locations of key viewpoints selected for assessment of visual impacts are shown in Figure 3 in Appendix B. Current views experienced by the key visual receptors at these locations are shown on the viewpoint survey sheets.
- 3.2.2 Visibility of the site to the north and west would be limited by existing properties. Visibility from properties on Portway Drive and Cromwell Close would be limited to those locations nearest Green Lane due to configuration of the buildings limiting the angle of view, limited range of view from bungalow style properties and the screening effect of intervening trees. Properties on Ironwalls Lane and Green Lane would be highly sensitive to the proposed development.
- 3.2.3 Views in a south and south-westerly direction from Green Lane are characterised by open panoramic views of the site over clipped hedgerows from the Public Footpath and road. The development site and Green Lane Farm remain visible until the bend in Belmott Road near the small reservoir site approximately 0.4km southwest of the site. The site would also be visible from individual farmsteads on the higher farmland in this area within a range of approximately 0.5km south of the site.
- 3.2.4 East of the site, views are characterised by being filtered by vegetation or being intermittent where there are breaks in the roadside vegetation. The view is typified by the rising field within the site and individual tree on the skyline that accentuates the variation in landform. The site is not visible further east of Burton Road due to the landform dropping away along Rolleston Lane.
- 3.2.5 In the distance there is a glimpsed panoramic view of the site when approaching on Burton Road near Moorfield Hill. At closer proximity, levels fall and views of the site are more restricted.
- 3.2.6 Views from within the site and its surroundings are shown in panoramic photographs on Figure 1 in Appendix B. Within the site, the high point on the eastern part of the site area affords distant panoramic views over surrounding farmland.

## 4. Description of the Proposed Development

- 4.1.1 The proposed development is described in detail in the Design and Access Statement. The concepts and principles are clearly outlined in this document with reference to the seven urban design principles as championed by CABI (Centre of Architecture and the Built Environment). Refer to Figure 4 for the proposed site plan.
- 4.1.2 The proposed uses for the site are as follows:

Table 7: Site Proposals

Use	Area (Hectares)	Proposed height (if applicable)	Style	Location
Open Space: Formal and sports  Allotments  Green Corridor	4.2ha total  (1.25ha and 0.94ha)  (0.51ha)  (0.9ha, 0.36ha, 0.25ha)		Open grass pitch, perimeter tree planting       Attenuation ponds	Cricket pitch south boundary and playground within central corridor    Southwest of site bordering Green Lane Farm  Horseshoe shape green corridor around central housing block
Industrial/ Commercial/ Community use	0.2ha approx plus car parking for 91 cars	Single storey	Agricultural feel, similar to converted barns, stables and sheds	Southeast corner of the site
Residential (224 units at 20.3 per hectare density)	10.8ha	Single and two storey, some properties with developed roof voids	Designed as 'character sets' appropriate to the local vernacular	Perimeter of site – west, north and east boundary Central area

- 4.1.3 Key objectives of the proposals include:
- the creation of a community cricket pitch with its own dedicated changing facilities;
  - the creation of allotments;
  - the creation of 'green lungs,' a horseshoe shaped green corridor that penetrates the site;
  - provision of a new children's play area (LEAP);
  - to provide good accessibility on the by-pass, thus limiting potential congestion with the village centre

- to enhance the green and soft edge to the south boundary to enhance the biodiversity of the immediate area;
  - to create new and enhanced footpaths from Portway Drive and Green Lane to gain access of the proposed open spaces;
  - to enhance the biodiversity of the site, and
  - to develop a SUDS scheme that utilises the natural topography of the site.
- 4.1.4 Key principles of the site planning have been to locate green spaces on the southern boundary to provide a soft edge between the development and agricultural land to the south. The horseshoe shaped green corridor penetrates the site, following existing contours to support the sustainable drainage strategy whilst benefitting many residents by providing easily accessible green space on the doorstep.
- 4.1.5 Properties are arranged to provide positive frontage to roads, with gardens generally enclosed to provide defensible space to the rear.
- 4.1.6 Existing vehicular accesses from Burton Road will be utilised and modified. Existing field gate access points will be modified with exception of one access on Green Lane that will be relocated, and the gate on the south boundary will be in filled with hedgerow planting. The proposals demonstrate a clear road hierarchy and the site is permeable for pedestrians and cyclists. The proposals include a new bus route that connects the primary avenue with Burton Road.
- 4.1.7 The above descriptions are based on the architects latest site layout drawing number 6640/F/01 Overall Site Plan and the Design and Access Statement.
- 4.1.8 Planting areas are proposed to help integrate the development site into the wider landscape context. For example, planting will soften the character of the site along the south boundary next to farmland. Planting is proposed to soften the transition between the allotments and self-build properties to retain the quality of views from the Public Right of Way and Green Lane.
- 4.1.9 Within the site, the building mass is broken up with the green corridor open space that penetrates the site area. Integral to the proposals is the incorporation of formal tree planting to add instant visual impact and greening of the site. Tree groups will define the formal streets and provide parkland setting for the cricket pitch area.
- 4.1.10 Dense planting is proposed along the existing hedgerow to the left green corridor to create defensible space to the boundary of rear gardens. In addition this planting would further enhance the hedgerow for wildlife. Planting will also bolster rear garden boundaries of properties on Green Lane to provide visual screening.
- 4.1.11 The two existing ponds adjacent to site are outside the site boundary and do not fall within the ownership of the developers. Whilst no enhancement of these ponds will be undertaken, good site management practice will ensure that the potential for any adverse impacts to the ponds to occur will be minimised.
- 4.1.12 The wetland habitats are important features of the local landscape character and increase the diversity of habitat within the proposed development. As such, as part of the Sustainable Drainage Scheme, one permanently wet pond and two seasonally wet ponds/depressions and connecting swales will be created.
- 4.1.13 A wetland system is proposed for the site, incorporating a permanently wet pond in the north-east of the site, joined to two seasonally wet ponds/depressions in the centre of the site by swales. The swales will be culverted under roads to maintain connectivity throughout the wetland system.
- 4.1.14 The ponds and swales will provide water attenuation/storage for the site, with a

permanent waterbody maintained in the north-east and the ponds/depressions and the swales comprising damp grassland/marshy habitat that is able to be submerged during storm events.

## 5. Assessment of Landscape and Visual Impacts

### 5.1 Landscape Impacts

#### Impacts on landscape elements

- 5.1.1 The potential impacts on landscape elements and character are as follows. All changes are permanent unless stated otherwise.
- 5.1.2 The assessment of landscape and visual impacts following development has been carried out based on the architects plan (drawing number 6640/F/01) and it is assumed that all mitigation recommended in this assessment has also been incorporated into the development proposals.

#### Landform and Drainage

- 5.1.3 It is envisaged that the proposed development site will retain levels similar to existing with exception of locally forming the swales and attenuation ponds within the green corridor. Some localised ground modelling may be required to form the proposed cricket pitch and should be explored further with detailed site sections. The massing of housing blocks and alignment of the swales has been designed to respond to existing site contours.
- 5.1.4 The proposals will result in an increase of impermeable surfacing materials used for roads and paths.
- 5.1.5 The drainage proposals seek to attenuate surface water on-site to retain a similar rate of discharge as the existing green field site conditions. The changes to landform and drainage are considered to result in a **slight** landscape impact of **low** significance.

#### Land Use

- 5.1.6 The land-use will change from agricultural fields to residential, open space and commercial use. The introduction of the cricket pitch, play area, allotments and cycle routes are clear recreational benefits to the local community and appropriate to the local landscape character. On balance, the overall change in land use is considered to have a **minor** landscape impact of **low adverse** significance.

#### Land Cover

- 5.1.7 Pasture and arable fields would be replaced with an increase in hard surfacing and buildings, coupled with open grassland, meadow and planted areas representing a **moderate** impact of **medium** adverse significance.

#### Vegetation

- 5.1.8 The existing significant trees and majority of hedgerows on site will be retained and incorporated into the development. This includes the three significant individual trees T2 (will be retained within a garden), T4 (rear boundary of green lane property) and T16 (within Burton Road vegetation).
- 5.1.9 The majority of hedgerows on site will be retained within the development, with the exception of the defunct hedgerow (H15), which will be completely removed. A number of retained hedgerows will suffer varying degrees of severance as a result of road, path and housing construction, including H10, H11, H12 and H13.
- 5.1.10 Hedgerows 11 and 12 in particular will be severed by numerous roads and the

location of a number of houses. However, substantial tree planting is proposed adjacent to the existing hedgerows and throughout the site. The hedge line along the southern boundary, made up of H4, H5 and H14, will be retained. The field margin of 2m width will be retained along this boundary and planted with a wildflower/ arable mix to provide a benefit to farmland bird species (refer to Tutbury Enhancement and Management Strategy, ECUS Ltd ref. 2683).

- 5.1.11 Additional areas of tree and native woodland planting are proposed which will help to integrate the new built elements and increase the diversity of vegetation and amenity value of the site. The linear planting of the green corridors would emphasise the varied landform and would reflect local vegetation patterns within Tutbury centre. This is judged to have a **minor positive** landscape impact of **low** significance.

#### Transport, Public Rights of Way and Access

- 5.1.12 No Public Rights of Way will be directly affected by the development. The main vehicular access points into the site will remain as existing, with minor alteration of the access point on Green Lane. The site will become permeable for pedestrians and cyclists compared to current limited access. The new bus route is an additional public benefit. This is judged to have a **minor positive** impact of **low** significance.

#### Built Features

- 5.1.13 The proposals will introduce residential development that is appropriate in the context of Tutbury Village and is considered a positive contribution to the local character and distinctiveness. The character and form of the proposed commercial buildings complement the agricultural buildings characteristic of the local landscape character and the proposal for single storey will limit potential adverse impact on open countryside to the south of the site.
- 5.1.14 The design of path and road surfacing should be designed sympathetically to the urban-rural edge context to avoid further suburbanising effects on landscape character where possible (refer to Section 6). If designed sympathetically, this is judged to have a **slight** landscape impact of **low** significance.

#### Ecological Value

- 5.1.15 The proposals will retain much of the existing vegetation structure and introduce additional structural and species diversity with scope to benefit local wildlife. However, different species are more likely to use the site as a result of the change in land-use from farmland and there would be an increase in potential disturbance from site users. Overall this is considered to have a **slight** landscape impact of **low** adverse significance. For further detail, reference can be made to the Tutbury Enhancement and Management Strategy, ECUS Ltd ref. 2683.

#### Landscape Designations

- 5.1.16 The proposals will not be visible from or in the context of any listed building or the conservation area in Tutbury. Therefore = no landscape impacts are considered to result to these designations.

#### Landscape Character

- 5.1.17 The proposals, although resulting in a distinct change in landscape character, are considered appropriate in the context of the urban-rural fringe of Tutbury Village. The integration of open space and increase in vegetation cover would soften the transition between the settlement and surrounding farmland. The creation of multi-functional, accessible open spaces has clear amenity land-use benefits for the wider community. Negative impacts resulting from the moderate change in land-cover are

balanced with these factors. Sensitive design of any lighting will be an important consideration of the detailed design to limit further suburbanisation of the surrounding farmland (refer to Section 5). The cumulative effect of the changes and additions to landscape elements are judged to result in a **slight** impact of **low** significance on the overall character of the landscape.

## **5.2 Visual Impacts**

- 5.2.1 The existing views and the predicted visual effects of the proposed development from the key viewpoints are summarised and shown on panoramic photographs on the following individual viewpoint assessment sheets.

## **6. Mitigation Measures**

- 6.1.1 The following mitigation measures have been incorporated into the scheme to prevent, reduce and offset landscape and visual impacts.

### **6.2 Landscape Character**

- 6.2.1 The following proposals are recommended to further enhance the urban-rural fringe character of the development and to successfully integrate the proposals within the wider farmland setting. The objective is to create a gradual transition between settlement and countryside coupled with maximising opportunities for site users to interact with open spaces and natural environment.
- 6.2.2 The objective for the external design associated with the proposed development is:
- To create a naturalistic and visually appealing environment surrounding the built development that will benefit local wildlife and promote a sense of well-being.
- 6.2.3 The careful combination of the following elements will ensure that the landscape character of the development is appropriate to the local area and integrates as well as possible into the surrounding landscape.

### **6.3 Recreation and Amenity Value**

- 6.3.1 Opportunities to maximise recreation and engage with open space on the doorstep would strengthen the relationship between the Village and countryside and encourage exploration and appreciation of the wider environment.
- 6.3.2 The creation of a pedestrian route between the allotments and green corridor would improve the connectivity of the greenspace network. Better access will create greater opportunity for the casual spectator to engage with allotment activities and in turn could foster a better sense of community. For example a pedestrian route could be created between the home zone and the secondary lane north of the cricket pitch to connect to the green corridor.
- 6.3.3 The allotment could include dedicated plots for local school children or local groups to be make the development more inclusive for the local community.
- 6.3.4 There is scope to further increase the multi-functional uses of the green corridor by extending informal food growing activities beyond the allotment spaces. The inclusion of berrying and fruiting species, such as an informal foraging trail or foraging area, would enable people to benefit from this activity without the commitment of maintaining an allotment.

### **6.4 Landform**

- 6.4.1 Slopes should be designed with gently sloping sides to mimic natural contours where space allows and the top of the slope designed with a gently rounded crest, avoiding an engineered appearance. Level margins of a minimum 600mm width should be provided to the top and bottom of banks for safe access and maintenance. Grass banks should be a maximum gradient of 1:3 to facilitate mowing.
- 6.4.2 Any mounding of surplus material should be designed to blend with existing contours.



## **6.5 Built Elements**

- 6.5.1 Further consideration of the building configuration for the commercial/ industrial and community development to the southeast corner of the site could improve the effectiveness of screening of lighting associated with car parking. Car parking could be better contained by the buildings if located within courtyards and buildings could provide better screening to the open countryside south of the site.
- 6.5.2 The commercial development would have greater presence in the overall community if the stable entry block was on the visual axis from the primary access road.
- 6.5.3 The scale and massing of proposed buildings is appropriate to the Village character and the character of the commercial development responds well to the surrounding agricultural building style. The restricted palette of building materials of predominantly red brick, with red or dark grey tile roofs will visually unify the development whilst variation of form and style will define each 'character set' of housing types. Use of render, a proportion of which would be scored to have a similar appearance of ashlar, would provide further variation of style and visual interest that is appropriate to the context.
- 6.5.4 Surfacing should be designed to be sympathetic to the urban-rural fringe landscape character to avoid a standard suburban approach to design detailing. This is important particularly for the roads and paths flanking open space at the southern extent of the site where expanses of black macadam should be avoided. Suitable materials may include coloured tarmac, resin bonded gravel or block paving for roads and self-binding, reinforced gravel or reinforced grass for pedestrian/cycle paths appropriate to location. Reference can be made to 'The Green Guide to Specification' (BRE) for guidance on the environmental profile of these materials.
- 6.5.5 The design of the playground can also reinforce the landscape character area with preference for naturally robust materials and natural colours. Reinforced grass products are available that are a certified safety surface for play equipment whilst retaining a natural appearance. Natural play features such as mounding, rock, log or woven willow features would also strengthen connects to the natural environment.

## **6.6 Plot Boundaries**

- 6.6.1 Robust boundary treatments are proposed to front and rear gardens in accordance with best practice design guidance. Close boarded fencing should be constructed from FSC (Forestry Stewardship Certified) timber in accordance with recommendations of the Green Guide to Specification (BRE).
- 6.6.2 A green screen could be considered as an alternative to close boarded fencing to further soften the appearance of boundaries. This may be of benefit to soften the appearance of boundaries when viewed in the context of the green corridor whilst providing additional shelter for wildlife. These screens offer a similar level of security with a chain link fence at the centre that supports ivy climbing plants to provide a dense green boundary treatment. Willow or hazel hurdle fence panels could also create a semi-rural feel to the development.

## **6.7 Lighting**

- 6.7.1 In accordance with PPS23 Planning and Pollution Control, proposed road lighting should be designed in accordance with best practice to control light spill and light glare. Control measures should include restricting the height of light columns to a domestic scale, ensuring light fittings have baffles fitted to restrict upward light spill

and glare and controls to dim lighting levels outside of peak hours. The document 'Lighting in the Countryside, Towards Good Practice' (Department for Communities and the Local Environment and Countryside Commission, 1997) provides further detailed guidance for minimising adverse impacts on the countryside.

## **6.8 Tree Retention and Planting**

- 6.8.1 Existing individual trees and tree groups should be retained in accordance with the Tree Survey report (ECUS Ltd, ref.2465).
- 6.8.2 The proposals include informal transitional style planting, where new tree planting is spatially arranged in informal intermittent tree groups rather than formalised avenue planting. Use of larger native tree species such as oak (*Quercus robur*) and ash (*Fraxinus excelsior*) would further define the hierarchy of the Primary Avenue and central corridor. This planting could extend to the northern edge of the cricket pitch as a cohesive design element to connect these spaces and create informal parkland setting for the sports area.
- 6.8.3 It is recommended that the areas to the east and west side of the cricket pitch is planted more densely. Small groups of denser native woodland planting would help integrate the development and provide some shelter from the prevailing wind for users of the sports field whilst softening the edge of the self-build and commercial development areas.
- 6.8.4 In restricted locations, a smaller tree or street tree with a fastigiated shape may be desirable. In these locations, a smaller native tree such as rowan (*Sorbus aucuparia*) or a transitional tree species such as the following may be appropriate, for example, Field maple (*Acer campestre* 'Elegant'), Cherry (*Prunus avium* 'Plena') or Small leaved lime (*Tilia cordata* 'Greenspire'). Tree species can define character areas within the development, for example a coppiced willow as a feature specimen associated with drainage features, or the concentration of particular species as a signature tree to define the character of each home zone or street.
- 6.8.5 The inclusion of a tree within gardens provides many benefits for wildlife as well as visually integrating built development.
- 6.8.6 The Design and Access Statement states locations where it is important to retain natural surveillance of publicly accessible space for the safety and security of site users. Sensitive locations include the new playground, public footpaths and cycle paths. Clear stemmed trees should be specified in these locations to retain views.
- 6.8.7 There is scope for new individually planted trees should be planted at a minimum Extra Heavy Standard size (4.25-6m high) to provide some instant height to soften views prior to the young tree and shrub belts are maturing. In conjunction with ECUS ecology report, native tree species which are already thriving on and close to the site should be selected for new planting.
- 6.8.8 Newly planted woodland should be planted at a density of 1 plant per m<sup>2</sup> for shrub species and trees at 2-4 metre centres, planted in staggered rows. Plants should be bare-root transplants or whips and maintained with a weed area of 500mm radius around each plant until established until the canopy is established. Plants should be planted in single species groups and planted with rabbit protection and stake.
- 6.8.9 New planting should be planted as soon as possible following completion of the construction. All planted trees should be managed to ensure proper establishment and continued thriving. This will include adjustment of tree ties, re-firming young plants and removal of rabbit protection once established.

## 6.9 Hedgerow Retention and Planting and Native Shrub Planting

- 6.9.1 The existing hedgerows to be retained should be managed and gap planted with locally appropriate native species where necessary. Enhancement of the southern hedgerows will include thinning of any non-native species and planting with additional native species typical of the local area and of UK provenance, in order to thicken the hedgerow and increase its species diversity. Appropriate native shrub species to introduce within the hedgerow include field rose (*Rosa arvensis*), dog rose (*Rosa canina* agg.), guelder rose (*Viburnum opulus*), common dogwood (*Cornus sanguinea*) and wych elm (*Ulmus glabra*). However, when choosing additional species, those that currently occur within the local area are recommended, as they will thrive in local soil conditions and climate.
- 6.9.2 When gap planting or thickening a hedgerow, care should be taken to avoid new plants being shaded by the existing hedge and it may be appropriate to prune or coppice existing adjacent growth. Shade tolerant species, such as holly, could be planted beneath existing standard trees or in shady areas to increase the likelihood of survival.
- 6.9.3 Plants should be bare-rooted transplants, notch planted with rabbit protection in a double staggered row at approximately 5no. plants per linear metre. New plants should be maintained with a weed free strip at the base until established. The hedgerow would benefit from annual side trimming during the establishment period to encourage dense, bushy side growth. Thereafter the hedgerow can be flailed every two years to benefit wildlife, or trimmed annually to maintain a tidy appearance to site frontage. Plants may require re-firming every year and removal of the rabbit protection once established.
- 6.9.4 The inclusion of berrying and fruiting species could provide informal foraging opportunities for site users as previously discussed, as well as providing wildlife value.
- 6.9.5 Additional shrub and hedgerow planting can provide screening of the sub-station site and further integrate the commercial development. Where denser planting is proposed to bolster the existing hedgerow in the left corridor, the inclusion of faster growing species, thicket forming shrubs and native evergreens would create a dense woodland edge type vegetation with good screening properties. Appropriate species would include Birch (*Betula pendula*), Alder (*Alnus glutinosa*), Field maple (*Acer campestre*), Wild cherry (*Prunus avium*), Hawthorn (*Crataegus monogyna*), Holly (*Ilex aquifolium*), Dogwood (*Cornus sanguinea*), Blackthorn (*Prunus spinosa*), Hazel (*Corylus avellana*) and Elder (*Sambucus nigra*). Shrubs should be planted at a density of 1 per m<sup>2</sup> to establish a good level of screening.
- 6.9.6 Standard tree planting within hedgerows should be kept at a density of approximately one tree per 50-100 m and can be incorporated in the hedgerow by retaining saplings when cutting/trimming or by planting at intervals. Species that could be planted include English oak (*Quercus robur*), sessile oak (*Quercus petraea*), rowan (*Sorbus aucuparia*), ash (*Fraxinus excelsior*), wild cherry (*Prunus avium*), beech (*Fagus sylvatica*), hornbeam (*Carpinus betulus*) or crab apple (*Malus sylvestris*). Newly planted or existing saplings should be marked with a stake or tag to avoid these being cut when hedge trimming.

## 6.10 Wetlands

- 6.10.1 The swales and ponds would be further enhanced by planting of appropriate vegetation for damp/marshy conditions to include wetland meadow seeding and areas of rush (*Juncus spp.*). This would create a natural environment yet retain an

open character across these areas. These species would be relatively slow growing and would not rapidly dominate these areas and would provide seasonal colour to the green corridors. Should conditions be damp enough, taller species will colonise the ponds/ depressions. The swales would need to be trimmed annually to maintain the functionality of the swales and ponds/depressions. Refer to the ECUS Habitat Enhancement and Management Plan for detailed proposals.

- 6.10.2 As it is important to maintain the functionality of the swales for water flow, when required, planting within the base of the channel is not recommended. However, ecologically beneficial species mixes will be used along the banks to provide structural diversity to the habitat.
- 6.10.3 It is recommended that the permanently wet pond should consist of scalloped edges to increase the structural diversity of the pond as recommended in the Habitat Enhancement and Management Plan. The sloping edges of the pond should ideally be no steeper than 1:6 gradients and ponds designed so that permanent water is no deeper than 1 metre for public safety.

## **6.11 Ornamental Planting**

- 6.11.1 Where natural surveillance is required, planting height should be limited to below 1 metre in height with any taller specimens carefully positioned to retain clear views between spaces. Higher dense planting should be set back a minimum of 3m from the edges of paths.
- 6.11.2 The inclusion of wildlife attracting plant species within both front garden and public realm planting would provide a source of pollen and nectar for insects, berries for birds and shelter, providing further opportunities for wildlife within the development. This may include a mix of native and non-native species appropriate to local conditions and aspect.

## **6.12 Views and Visual Character**

- 6.12.1 There is an opportunity to create a vista from the north-south axis of the primary avenue and strengthen connection to the surrounding countryside. This could be achieved by planting woodland blocks east and west of the cricket pitch with a break in the planting to open views across the pitch to the countryside beyond.

## **6.13 Conclusion**

- 6.13.1 The proposals have been sensitively developed to positively respond to the local context and blend with the open countryside beyond. Whilst the development results in land-take of open countryside, change in land-use and a reduced sense of openness that negatively impacts on properties at the site perimeter, these negative effects are considered to be limited to the localised area.
- 6.13.2 The inclusion of open spaces, naturalistic planting and proposed character of the single storey commercial development on the south boundary will help to integrate the proposals within the wider farmland setting.
- 6.13.3 The detailing of the external spaces should reflect and reinforce the urban-rural fringe edge of Tutbury and adopt a design language that is sympathetic to the natural environment of the green spaces and wider landscape. Wherever possible the proposals should avoid standard suburban materials and detailing.
- 6.13.4 The interplay of buildings, open space and vegetation pattern would accentuate the varied landform of the site and provide a more gradual transition of the urban-rural

fringe on the edge of Tutbury. Incorporation of the additional recommendations above would further maximise the recreational and environmental potential of the development site to limit adverse visual impacts and further integrate the development with the surrounding landscape character.

## Appendix A: Definition of Key Terms

**Impact significance** – A judgement based on the sensitivity of the landscape or viewer and the magnitude of the effect that is specific to that development and its location.

**Landscape character** – The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape and how this is perceived.

**Landscape impacts** – Changes to the physical landscape of individual landscape elements and characteristics and its resulting effects on the landscape, character and how it is experienced. This may in turn affect the value attached to a landscape. Landscape impacts may be beneficial (for example where a characteristic feature is restored) or adverse (for example where a characteristic feature is damaged or lost).

**Landscape sensitivity** – A term based on the inherent sensitivity to change of a landscape in both landscape character and visual terms.

**Magnitude** – A combination of the scale, extent and duration of a change.

**Visual impacts** – Changes in the character, appearance or perceptions of a particular area or view as a result of development and changes in the visual amenity of the visual receptors. Visual impacts can be beneficial (for example where a new view is opened up) or adverse (for example where an existing view is affected by the addition of an intrusive feature).

**Visual sensitivity** – The sensitivity of visual receptors (viewers and views) to changes in views of the landscape depending on the location and context of the viewpoint, the expectations or activity of the viewer, and the importance or value of the view.

## **Appendix B: Figures**

**Figure 1 – Landscape Site & Setting**

**Figure 2 – Landscape Designations**

**Figure 3 – Viewpoints Plan**

**Figure 4 – Proposed Site Plan**

**Survey Sheets- Viewpoints A-E**